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6 NON-CONFORMING BUILDINGS AND USES

6.1 Buildings and Uses Already in Existence

Any lawful building or structure, or use of a building, structure or land, existing at the time this bylaw or any amendment thereto takes effect which does not conform to the provisions thereof may be continued unless and until abandoned or not used for a period of two (2) years or more.

6.2 Change of Non-Conforming Use

The Board of Appeals may issue a special permit to allow a non-conforming use of a building, structure, or land to be changed to a specified use not substantially more detrimental to the neighborhood than the existing non-conforming use.

6.3 Extension of Non-Conforming Use

The Board of Appeals may authorize by special permit, subject to the provisions of Section # 7.2, the extension or other enlargement of a non-conforming use of a building, structure or land, provided that no such extension shall be made which increases the total of all floor area plus open ground area devoted to such use by more than fifty (50%) percent over the total so devoted at the time the use first became non-conforming. The Board must also find that such extension shall not be substantially more detrimental to the neighborhood than the existing non-conforming use.

6.4 Restoration of Non-Conforming Buildings

A building or structure devoted to a non-conforming use (whether in whole or in part) and a building or structure non-conforming as to height, setback, yards or other provisions, may, if damaged or destroyed by fire or other accidental cause, be repaired or reconstructed within the same portion of the lot and used as before, provided that such repair or reconstruction is commenced within six (6) months after the issuance of a building permit and continued through to completion as expeditiously as is reasonable.